

Address:

Grant: URP22 Home 1

Preparer: Carlis P. Sweat

TOWN OF SOUTHERN PINES PERMITTING REQUIREMENTS	Visit the Town of Southern Pines Planning Department at 801 SE Service Rd., Southern Pines, NC 28388 to obtain permits for the work performed on this home. The following permits are required: -Building-Electrical-Zoning- Please contact the Town of Southern Pines Permitting office (910-692-4003) directly for permits & permit costs.	Not a Bid Item
REQUIREMENTS FOR ALL WORK WRITEUPS	<ul style="list-style-type: none">* Work on any item specified in this write-up is to be performed to code and will be inspected & approved as such. This is to apply in all instances and regardless of whether the specification states to perform work "to code." When a contractor or subcontractors are uncertain as to code requirements or where it appears the specification contradicts code the Community Development Staff <u>shall</u> be contacted before work is performed.* All materials used in connection with this Work Write-Up are to be new, of first quality and without defects - unless stated otherwise in the Work Write-Up or pre-approved by Community Development Staff.* Comparable substitutes for items specified in this Work Write-Up may be used provided the homeowner, contractor, and Community Development Staff are in agreement and this agreement is reduced to writing and signed by all three parties.* Any changes in the Work Write-Up shall be pre-approved by the homeowner, contractor, and Community Development Staff and once all parties are in agreement then this agreement shall be reduced to writing and signed by all three parties.* Contractor is to allow the homeowner a minimum of three choices of color or style for all material selections specified to be replaced in the Work Write-Up.* Warranties for work performed and all material items installed on a home (e.g. roofing, vinyl siding, heat pump, appliances, termite inspection, etc.) will be provided to Community Development Staff prior to final payment being made for work performed under this contract.* At the preconstruction meeting, Contractors will be provided with a Release of Liens that will need to be signed by all subcontractors prior to final payment is made for work performed under this contract.* Contractors and their Subcontractors shall schedule working hours between 8:00am and 6:00pm Monday through Friday. Requests to work on weekends and before or after these hours must be approved by the homeowner. The Contractor is responsible for informing Community Development Staff of such arrangements with the homeowner within 24 hours of said arrangements being made.* The contractor shall clean construction debris from the dwelling and site to a dumpster or legal landfill at least once each week, and leave the property in broom clean condition. In occupied dwellings, debris shall be removed from living quarters daily.* When work is complete remove from site all construction materials, tools and debris. Sweep clean all exterior work areas. Vacuum all interior work areas, removing all visible dust, stains, labels and tags. Clean all windows referenced in specifications.* Contractors often use exterior hose bibs to provide water for mixing mud, cleaning up, etc. Repeated use <i>may</i> result in damage to the hose bib. Be aware that staff will check hose bibs on a home to determine if they are in proper working order before a final invoice is issued for work on the home.* Homes with doorbells and security systems have been checked for their proper operation- ensure all work once the Work Write-Up specifications have been completed on the home.* All appliances: water heater, stove, refrigerator, and HVAC unit(s) have been checked for their proper operation- ensure all work once the Work Write-Up specifications have been completed on the home.	Not a Bid Item

<u>Location</u>		<u>Item</u>	<u>Specification</u>	<u>Material Cost</u>	<u>Labor Cost</u>	<u>Total Price</u>
EXTERIOR						
1.	Steps	Demo Rear Steps And Railing	Remove the decomposing steps and rails servicing the back door. Haul away all construction debris to a code legal landfill. Build a set of steps at the back door entry point matching existing rise/run configuration and footprint. Install a handrail on both sides. Use treated lumber and fasteners in the construction of these steps according to the current NC Residential Building Code. Steps will consist of 3 stringers. Place 4x4 posts (in ground, embedded in concrete) on both sides at the top and bottom of the outside stringers for support. Install 2x6 for treads and 1x8 for risers. Rip 2x4's for pickets. Install a top and bottom 2X4 rail vertically between posts and attach pickets run at 5" OC. Cap both top rails with 2x4's. Sand smooth bottom plumb cuts.			
2.	Service Pole	Prep Pole Electrical Service	Coordinate with Power Company to temporarily remove power from service pole. Remove all wiring and electrical equipment from this pole. Install a grounded treated 6X6 to be used as an electrical service pole. Post length shall meet all requirements for maintaining clearance heights above ground and the depth required below ground as specified by the NEC. Reinstall the panel box, all wiring (new and old), the electrical coverings to the pole, and connect the home to the panel box.			
INTERIOR						
3.	Smoke Detectors	Replace	Install three (3) hardwired First Alert® smoke detectors with battery backup and 10-year warranty (LOWES item #304190 model #9120BP-12ST or a CD Staff pre-approved equal). One in each bedroom and one in a common hallway.			

Material Cost Total: _____ **Labor Cost Total:** _____ **Grand Total:** _____

Respectfully submitted by: _____

Date: _____

Contractor Name (PRINT): _____

Tax ID Number: _____

Signature: _____

Phone Number: _____